



Deceptively spacious three-bedroom home

Block paved driveway

Quiet residential street

Easy access to the town centre

Modern kitchen and bathroom

Good size enclosed rear garden

Walking distance to local amenities

Ideal for first-time buyers

This well presented three bedroom home is located on a quiet street of Maryport, and would be an excellent choice of home for first-time buyers, couples, or with three bedrooms would also suit families. The property provides easy access to Maryport town centre, where you will find a range of shops, pubs and cafes. Just a fifteen minute walk and you will find yourself at the attractive harbour, where you can enjoy delightful coastal walks. The property boasts off-road parking, with a block paved driveway to the front and a large, low maintenance rear garden. Step inside the property and you will find yourself in the entrance hall, which leads to a spacious and bright lounge. From here there is access to a modern, open plan kitchen diner with high gloss units. To the first floor, there are three good size bedrooms with the master boasting fitted wardrobes. The stylish, modern family bathroom is also conveniently located by the bedrooms. Externally, to the front of the property is a good size block paved driveway providing off-road parking and to the rear of the property, is a good size enclosed rear garden. Viewing is essential to appreciate this lovely property.

ACCOMMODATION

Entrance hall

Entered through a uPVC double glazed door with frosted numbered glass and matching uPVC frosted glass side window. The hall has a radiator and provides access into the lounge, through a wooden glazed door and to the first floor, via the stairs.

Lounge

A good size, bright and spacious lounge, with a uPVC double glazed window overlooking the front of the property, with a radiator below. The lounge has a feature chimney breast, with hearth and fire surround. Provides access into the kitchen diner.

Kitchen diner

The contemporary, open plan kitchen diner has a range of high gloss, cream wall and base units, with contrasting wood effect work surfaces and matching up stands. There is a built-in electric oven with glass hob, set into the worktop, with stainless steel splash back and stainless steel and glass extractor hood above. A stainless steel sink and drainer unit with mixer tap, is set below a uPVC double glazed window overlooking the rear of the property, with plumbing for washing machine beneath. The kitchen features a large, under stairs storage cupboard which makes an excellent pantry, there is a radiator, wood effect flooring and ample space for table and chairs. A uPVC double glazed door lead out onto to the rear garden.

First floor landing

the first floor landing provides access into three bedrooms, the family bathroom and the loft via a pulldown ladder.

Master bedroom

The spacious, well presented master bedroom benefits from fitted, over bed cupboards, with built-in bedside tables, with an additional, built-in open storage area. There is a radiator and a uPVC double glazed window which overlooks the front of the property.

Bedroom two

A second good size double bedroom, with a uPVC double glazed window overlooking the rear garden, with a radiator below.



Bedroom three

The third bedroom benefits from built-in storage above the stairs. There is a uPVC double glazed window which overlooks the front of the property, with a radiator below.

Bathroom

A stylish, fitted bathroom with high gloss, grey vanity unit which incorporates a concealed cistern toilet with mounted flush and a hand wash basin with waterfall mixer tap with storage cabinet below. There is a P-shaped shower bath, with mixer shower above featuring both rainfall and jet showerhead attachments, and a fixed glass shower screen. The bathroom has modern panelling to the walls, tile effect flooring, extractor fan, matte black towel heating radiator and a uPVC double glazed window with frosted glass.

TENURE

We have been informed by the vendor that the property is freehold.

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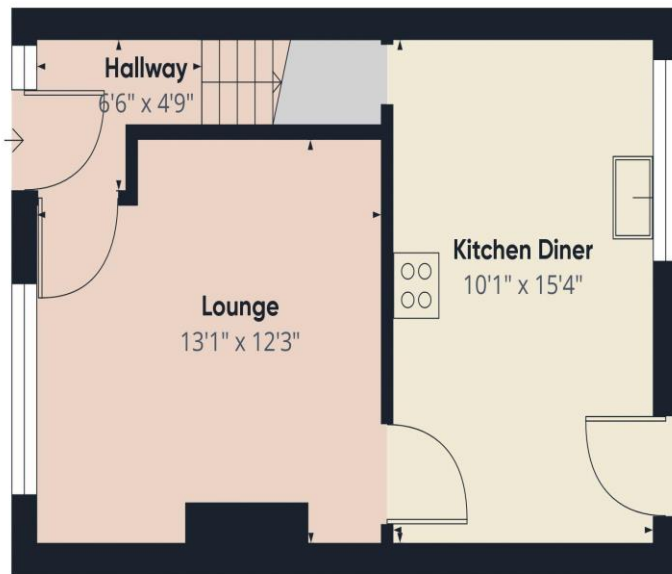
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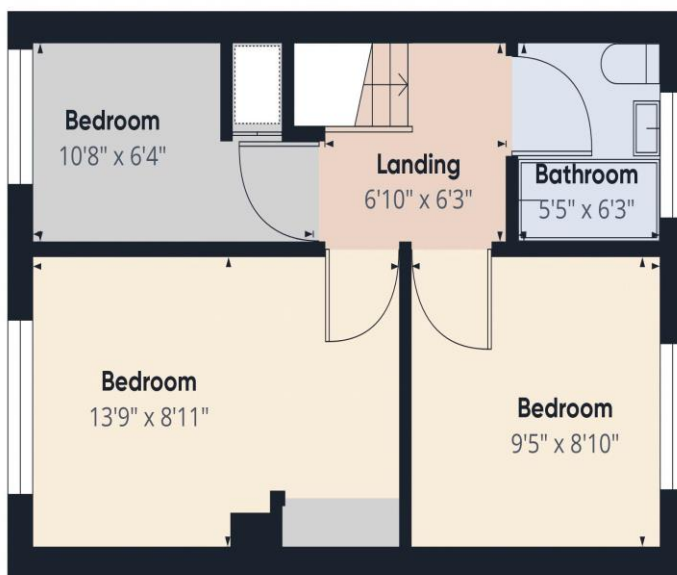
NOTE

Please note that all measurements have been taken using a laser tape measure which may be subject to a small margin of error. Some photos may have been taken with a wide-angle camera lens. First Choice Move has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of a property are based on information supplied by the Seller. The Agent has not had sight of the title documents.





Ground Floor



Floor 1



Approximate total area[®]
682.86 ft²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

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